Recycling Water Layout Plan

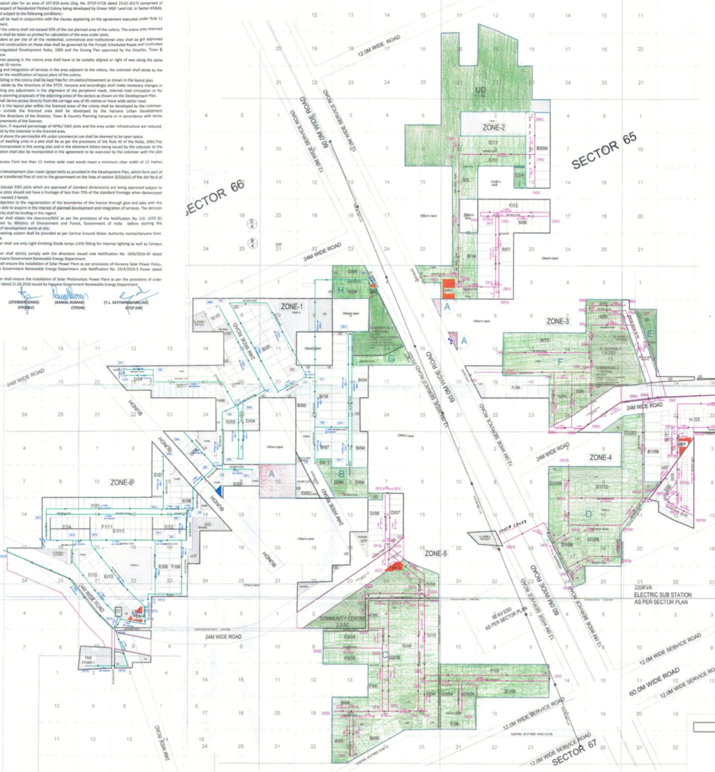
Recycling

That this revised Layout plan for an area of 107.919 acres (Drg. No. DTCP-5718 dated 23.02.2017) comprised of licence which was issued in respect of Residential Plotted Colony being developed by Emaar MGF Land Ltd. in Sector-65&66, Gurugram is hereby approved subject to the following conditions:-

1. That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965.This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the plot buyers.
13. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act No.8 of 1975.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
22. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(HITESH SHARMA) DTP (HQ) | (JITENDER SIHAG) STP(E&V) | (KAMAL KUMAR) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(BALWANT SINGH) SD (HQ)



AREA STATEMENT - Plotted Development - Sec-66 & 65

S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	AREA UNDER PLOTTED	107.9190	ACRES	
2	AREA UNDER UNDTERMINED USE	11.7570	ACRES	
3	Net area for Plotted	96.1620	ACRES	
4	AREA UNDER PLOTS (B) & NURSING HOME (C)	45.6267	ACRES	47.45%
6	AREA UNDER COMMERCIAL (D)	2.462	ACRES	2.56%
7	TOTAL SALEABLE AREA (B+C+D)	48.0887	ACRES	50.01%

DETAIL OF PLOTS

S.NO.	CATEGORY OF PLOT (Sq.Yds)	SIZE OF PLOT (M T) WIDTH	SIZE OF PLOT (M T) DEPTH	AREA OF PLOTS (SQM)	NOS.	TOTAL
1	TYPE A	20	42	840.000	6	5040.000
2	TYPE B	15.24	27.43	418.033	117	48909.884
3	TYPE B1	15.24	30.725	468.249	16	7491.984
4	TYPE B3	15.24	30.436	463.845	9	4174.602
5	TYPE B4	ODD SIZE		619.380	1	619.380
6	TYPE D	10.67	27.43	292.678	118	34536.016
7	TYPE D1	12.5	23.415	292.688	43	12585.563
8	TYPE D3	11.166	26.902	300.388	24	7209.306
9	TYPE E	10.45	21.34	223.003	58	12934.174
10	TYPE E1	10.5	21.34	224.070	11	2464.770
11	TYPE E2	9.26	21.62	200.201	4	800.805
12	TYPE F	10.45	21.34	223.003	115	25645.345
13	TYPE F1	10.5	21.34	224.070	11	2464.770
14	TYPE F2	10.46	22.675	237.181	20	4743.610
15	Type H	8.45	14.95	126.327	34	4295.118
16	TYPE G	4.56	11	50.160	174	8727.840
17	TOTAL NO. OF PLOTS				761	182643.166
18	NET AREA UNDER PLOTS (IN ACRES)					45.1325

DETAIL OF NPNL & EWS PLOTS

TYPE	REQUIRED	PROVIDED
EWS	152	174
NPNL	190	190

POPULATION

NO. OF PLOTS OTHER THAN EWS =	587	x	13.5	7924.5
EWS PLOTS =	174	x	9	1566
TOTAL POPULATION**				9490.5
DENSITY	9490.5 / 96.1620	=	98.692831	PPA

COMMUNITY FACILITIES

S.No.		REQUIRED	PROVIDED	Area	Total Area requriement
1	NURSERY SCHOOL	2	2	0.2	0.40
2	PRIMARY SCHOOL	1	1	1	1.00
3	COMMUNITY CENTER	1	1	2	2.00
4	NURSING HOME	2	2	0.247	0.4942
5	TAXI STAND	1	1	0.5	0.50
6	MILK & VEGETABLE BOOTH	2	2		
	Following Facilities to be provided in the Commercial				
7	ATM	2	2		
8	CLINIC	2	2		
9	BEAUTY PARLOUR	2	2		
10	MULTIPURPOSE BOOTH	2	2		
					4.39

DETAILS OF PARKS

DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
Park-1	5348	1.322
Park-2	4089	1.010
Park-3	4894	1.209
Park-4	4739	1.171
Total	19070	4.712
Consolidated Park Area of Total Site		4.90%

AREA UNDER DE-LICENSING (A)

AREAS WITH REVISION (B,C,D,E,F,G,H & I)

EMGF LAND

Existing Recycling Water Pipe line

Proposed Recycling Water Pipe line

Only for Service Plan Estimate
Executive Engineer
HSVP Division No. IV
Gurugram

Addl. Chief Engineer
HSVP Gurugram

Director

Checked subject to comments in forwarding letter No. 69566 Dt. 19/04/2021 and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Panchkula
15.4.2021

107.919 AC

OWNER'S SIGNATURE

VIKAS GARG, ARCHITECT
Council of Architecture
Registration No:- CA/2016/76478

REVISED LAYOUT PLAN OF RESIDENTIAL COLONY
SECTOR -65 & 66, GURGAON, HARYANA for
M/S EMAARMGF LAND LTD.

DRAWING TITLE
LAYOUT PLAN

N